



Stockton: Central Valley, Central Location

STOCKTON

Location, Location, Location

Stockton is San Joaquin County's seat and is located in the heart of the fertile Central Valley of California. Just 60 miles from the San Francisco Bay Area and 45 miles from Sacramento, the state capital, Stockton has an ideal central location. Stockton enjoys a year-round temperate climate. Summers are warm and dry with evening delta breezes. Winter temperatures are cool, but rarely drop below freezing. Annual rainfall averages 14 inches, with the typical rainy months between November and April.



Stockton's DeCarli Square and Stewart-Eberhardt Building

Geologically speaking, due to the location of known faults and the type of soils prevalent in the area, Stockton has a low probability of experiencing a sizable earthquake event.

Local/State Government

Stockton has a City Manager form of government with an elected City Council. San Joaquin County is run by County Supervisors and an appointed County Administrator.

The state government features a House and a Senate run by elected officials.

Utility Services

Stockton is currently serviced for gas and electricity by Pacific Gas and Electric (PG&E) who will work with customers to plan the energy efficient design of business and manufacturing facilities from construction to operation.

Local phone service is provided through Pacific Bell who can offer businesses any phone services that would be available in either San Francisco or Los Angeles. In other words, just about any telecommunications technology available anywhere is also available in Stockton.

The City of Stockton operates the sewer treatment plant servicing the city. Both the City and California Water Service Company provide water service to various parts of the city. The water supply comes from various sources including reservoirs, wells, and rivers.

The City of Stockton has its own Police and Fire Departments. The Fire Department has a Class 1 ISO rating.

inside...

Land/Transportation	2
Enterprise Zone/Demographics	3
Major Employers/Government	4
Quality of Life	5
Education	6
Other	7

Community Profile - Stockton

Land Cost and Availability

The City of Stockton has approximately 3,000 acres of industrially zoned land, of which over 600 acres of fully improved land is available. Twelve fully improved industrial parks are scattered throughout the southern and eastern parts of Stockton. Four of these industrial parks feature rail access. All of the industrial parks offer easy freeway access and are located within about five to fifteen minutes drive from either the airport or the seaport. Prices for finished industrial land range from \$1.35 to \$3.25 per square foot. Retail commercial and office space is also readily available throughout Stockton at reasonable and competitive prices. And now, businesses can identify available commercial property in Stockton via “Advantage Stockton”— an easy-to-use website offering dynamic mapping, aeriels, and photographs, as well as demographic data. Log onto **www.stocktongov.com** to find the property best suited for your business.

Transportation/Distribution

Whether it is by land, sea, or air, the phrase “You can get anywhere from here” applies well to Stockton. By land, both Interstate 5 and Highway 99 border the west and east sides of town with easy access throughout Stockton. I-5 is the main highway connecting the major north-south freeway linking the U.S. to Canada and Mexico, and Highway 99 is the main highway through the valley linking the major central valley cities together. Approximately two hundred major trucking lines and contract carriers do brisk business in and around the Stockton area. Also linking Stockton to the rest of the continent is the extensive network of railways. Union Pacific, ACE Commuter Express, and Amtrak all stop in Stockton and have lines that connect across the country. And,



Stockton is strategically positioned for quick and cost effective distribution to major markets around the world.

Burlington Northern Santa Fe (BNSF) recently opened an \$80 million intermodal facility at Stockton’s southeastern edge.

Stockton boasts an incredible inland seaport that is capable of accommodating fully loaded 45,000-55,000 ton and partially loaded 80,000 ton cargo vessels. The Port of Stockton operates a diversified transportation center on 2,100 acres designed and

equipped to load, unload, and store all kinds of material, including general cargo, container cargo, dry bulk, and liquid bulk cargo. The Port has berthing space for 14 vessels and over 1 million square feet of dockside transit sheds.

And, of course, Stockton is accessible by air. With its 8,650 foot air carrier certified runway and 3,050 foot general aviation runway, the Stockton Metropolitan Airport can land just about anything that flies. This is very important to such companies as Farmington Fresh that operate an air freight packing and shipping facility that flies locally grown produce to the Pacific Rim. Its facility, located adjacent to the airport, consists of 88,000 square feet, of which 35,000 is cold storage, the largest of any airport in the United States. The airport also offers passenger service on America West airlines.

No matter what mode of transportation is used, Stockton is strategically positioned for quick and cost effective distribution to major West Coast markets, to the North American Hemisphere, and to the world.

Community Profile - Stockton

Enterprising Benefits

The State of California has designated a limited number of Enterprise Zones throughout the state to encourage business expansion and attraction. In June of 1993, the Stockton/San Joaquin Enterprise Zone was designated by the state. The Enterprise Zone is approximately 30 square miles and incorporates most of the industrially zoned property in Stockton. The Stockton/San Joaquin Enterprise Zone has been a significant factor in attracting quality companies to Stockton. The combination of state Enterprise Zone designation, Recycling Market Development Zone designation, and a City Council that has put economic development as one of their top priorities have worked together to create enormous opportunities for new companies in Stockton. One-stop city permitting, fast-track permitting, financial assistance, development fee deferrals, and substantial potential state tax credits all await companies that locate within the Stockton/San Joaquin Enterprise Zone.

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DEMOGRAPHICS

Population

Stockton is the major urban area within San Joaquin County and is the 13th largest city in California. Between 1990 and 2000, Stockton's population increased by 15.6%.

*Projected increase of 2% annually. (Source: US Census Bureau & Department of Finance)

Population	1990	2000	2002	2010*
Stockton	210,943	243,771	253,800	297,367
Unincorporated	—	—	133,037	155,874
San Joaquin Co.	480,628	563,398	595,985	698,292

Age Breakdown & Ethnic Diversity

The average age of Stockton's population, 29.8 years, is slightly lower than that for the County or State, ensuring an ample local labor pool for the future. (Source: US Census 2000)

Age Group	1—19	20—44	45—64	65+
Total	87,824	84,845	46,127	24,975
% of Population	36.0%	34.8%	18.9%	10.3%

Race	Total	% of Population
Hispanic or Latino	79,217	32.5%
White	78,539	32.2%
Asian	47,093	19.3%
Black or African American	26,359	10.8%
American Indian/Alaska Native	1,337	0.5%
Native American/Pacific Islander	810	0.3%
Other	496	0.2%
Two or more races	9,920	4.1%

Workforce and Employment

Stockton currently makes up 43% of the total population of the county and 41% of the available labor force. As of October 2002, the civilian labor force in San Joaquin County was 275,000 and the unemployment rate for San Joaquin County stood at 8.5%. (Source: California Employment Development Department)

Community Profile - Stockton

MAJOR EMPLOYERS

Although historically an agriculturally based economy, Stockton has begun to diversify into all sectors of industry and business. In fact, there are over 14,500 businesses licensed with the City of Stockton (Jan-Dec 2002). Major private sector employers in Stockton include:



Company Name	Industry	Employees
St. Joseph's Health Care	Health Care	3,892
University of the Pacific	Education	1,606
Pacific Gas & Electric	Utility	1,100
Dameron Hospital	Health Care	1,017
Port Stockton Food	Distribution	930
Kaiser Permanente	Health Care	760
Kleinfelder	Environmental Eng.	721
Diamond Walnut	Food Processing	500

(Source: *The Book of Lists 2002* by *The Business Journal*)

In addition to the above, a number of manufacturing companies have located within the Enterprise Zone including Aisin, IRIS Manufacturing, Crown Bolt, Simpson Strong-Tie, and Golden State Lumber. Large office and distribution companies that have located in Stockton include Kelloggs, Dollar Tree, Farmington Fresh (overseas distribution), and Marriott's International Reservation Center. In addition, there are several high technology firms in Stockton: Applied Aerospace Company, Lika Corp. (formerly a subsidiary of Tandy Corp.), IAS Robotics, Sigma Circuits, and Viktron California.

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GOVERNMENT REGULATION

The City of Stockton will require a business license. Beyond that, the building must meet all building and fire codes to be permitted. Hazardous materials, if used or stored, require permits and a Cal-EPA number. A Hazardous Materials Management Plan (HMMP) is required and the fire department will require an inventory statement and facility map describing the location and amount of all hazardous materials in use or in storage. The County Office of Emergency Services and Health Department have similar requirements, as well as requirements for shipped materials & materials stored for shipment.

Taxation

California Personal Income Tax	1 - 11%	Franchise Tax Board
California Corporate Income Tax	8.84%	Franchise Tax Board
Property Tax	1.1% avg.	County Tax Collector
Sales and Use Tax	7.75%	Board of Equalization
Utility Tax*	8%	City of Stockton
Business Personal Property Tax	1.5%	County Tax Collector

*The Stockton City Council passed an ordinance (015-02C.S.) to reduce the utility tax 1/4% each fiscal year beginning in 2004 until the utility tax rate is reduced to 6%.

Community Profile - Stockton

QUALITY OF LIFE

Housing

Housing is plentiful and affordable in Stockton. New residential construction can be found in the north, south, east, and west in every price range. First-time home buyers can find either new or pre-owned homes selling for around \$125,000. At the other end, the sky's the limit with a number of \$1,000,000+ estates available. According to the Central Valley Association of Realtors, the median home price in Stockton during October 2002 was \$187,500.



Recreation

Stocktonians take recreation as serious business, as is evident by the number of golf courses and parks throughout the area. The greater Stockton area boasts close to a dozen private and public golf courses, two regional parks, a zoo, skateboard park, and an ice rink. Stockton also maintains 54 neighborhood parks (with seven more planned), 42 baseball/softball diamonds and 62 tennis courts. Softball, soccer, and volleyball are very big participation sports in the area.

Arts and Entertainment

Suffering to find something to do on the weekend, or during the week for that matter, is certainly not a problem in Stockton. The historic Fox Theatre in downtown Stockton is currently closed for renovations and will reopen in full grandeur in 2004. Past performers at the Fox include Natalie Cole, Jewel, Chris Isaak, and Dennis Miller, just to name a few. San Joaquin Delta College, University of the Pacific (UOP), and Stockton Civic Theatre also provide entertainment throughout the year, as do the Stockton Symphony, the Opera, the Ballet, and the Stockton Chorale.

Those interested in museums will enjoy the Children's Museum, which offers a hands-on learning experience for children and the Haggin Museum offering a unique collection of historical paintings and traveling exhibits. Stockton has several art galleries as well.

Sports

For sports fans the Stockton Ports, a Cincinnati Reds Class A affiliate, provide a chance to see the players before they become major league baseball stars. Stockton is also home to the San Francisco 49ers summer training camp. The camp is held at the UOP campus each July through August. The Stockton Sports Commission brings additional sporting events to Stockton, such as the ESPN Bassmasters Tournament, CIF Wrestling, and gymnastics, volleyball, and karate championships. In addition, Stockton hosts one of the largest Pro-Am golf tournaments in the region—the Spanos Open—with \$150,000 in prize money.



Community Profile - Stockton

Asparagus Festival

The Asparagus Festival is the biggest festival in either Stockton or San Joaquin County, typically drawing well over 100,000 people to this three-day event. Held in April, the Asparagus Festival is a celebration of the local asparagus harvest and is used as a fundraiser for participating local nonprofit organizations. Entertainment, music, crafts, and asparagus dishes combine to make this a sensational annual event.

San Joaquin County Fair

The San Joaquin County Fair is held every summer over a two week period drawing several hundred thousand people to the fairgrounds in Stockton. Top country, rock, pop and oldies musical groups headline each night of the fair along with the rides, food, livestock, and pig races.

Stockton has prime access to the San Joaquin Delta, offering 1,000 miles of waterways to accommodate all types of water-related activities.

San Joaquin Delta

There are a number of ways to have fun or keep busy in Stockton, but the one element that most distinguishes Stockton from other cities is the prime access to the San Joaquin Delta. The Delta is 1,000 miles of twisting, turning waterways fed by the Sacramento and San Joaquin rivers and stretching out to meet the San Francisco Bay. Deep water channels allow huge

cargo vessels to meander from the Pacific Ocean, through the Delta, to the Port of Stockton and back out again. Houseboating, water-skiing, fishing, camping, rowing, and charters are year-round past-times and a way of life to many people.

EDUCATION

Stockton is well served with opportunity for post-secondary educational advancements. The University of the Pacific (UOP) is a private university offering a wide variety of undergraduate, graduate level, and professional development programs. These programs include business/public administration, engineering, pharmacy, music and education, with advanced degrees offered in pharmacy, physics, education, and business.

The Stockton Center of California State University, Stanislaus (CSUS) is a satellite campus of the main campus in Turlock. Among other opportunities, the Stockton Center offers classes in social sciences, business administration, and public administration.

San Joaquin Delta College is the community college that is at the heart of the post-secondary education system in Stockton. In addition to its general education curricula, Delta College offers more than 50 different occupational programs. Delta has the capability to develop industry specific programs tailored to meet local needs.

Humphreys College is a private liberal arts college specializing in such fields as business administration, computer science, and law. National University, Saint Mary's College, and



Community Profile - Stockton

University of Phoenix are independent institutions offering a wide range of degree programs in a format uniquely designed for working adults.

In addition to Heald Business College, MTI and ITT, San Joaquin Delta Community College and Weber Institute of Technology offer vocational training. San Joaquin County WorkNet and the San Joaquin County Office of Education are also highly involved in the recruitment and training of workers for employers.

The Stockton area is served by four school districts (Stockton, Lincoln, Lodi, and Manteca) consisting of six high schools, seven middle schools, and fifty-six elementary schools.

(**Based on population 25 years and older—US Census 2000 data*)

Educational Attainment*	% of Population
High School Graduate	22.3%
Some College/Associate Degree	30.5%
Bachelor/Graduate Degree	15.4%

ADDITIONAL INFORMATION

General Fund Resources and Uses: For fiscal year 2002-2003, the total budget for the city is \$252 million, with \$134 million reserved for the general fund operating budget. Of operating budget, 75% goes toward public safety.

Median Family Income: \$47,500 (2002 estimate)

(Source: Department of Housing & Urban Development)

Construction: 1999—6,820 building permits of all types
2000—7,511 building permits of all types
2001—7,546 building permits of all types
2002—8,226 building permits of all types
(Jan-Nov 2002)



**For more information,
log onto the
City of Stockton's
official website at
www.stocktongov.com**

Accommodation and Meeting Facilities: Stockton lacks a formal convention center of its own but centers are available in both Sacramento and Modesto. Plenty of hotel space and meeting facility space is available in the Radisson, Holiday Inn, Best Western/Stockton Inn, Hilton, Marriott Residence Inn and Courtyard by Marriott.

Health Care Services: Stockton is served by three hospitals (Dameron, St. Joseph's Medical Center, and San Joaquin General Hospital) and approximately 775 physicians.

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